



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for March 5, 2003, to Consider a Resolution Establishing an Area of Benefit and Reimbursable Costs for Tienda Drive Improvements

MEETING DATE: February 5, 2003

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council set a Public Hearing for March 5, 2003 to consider a resolution establishing an area of benefit and reimbursable costs for Tienda Drive improvements fronting parcels APN 031-040-35 and 031-040-36.

BACKGROUND INFORMATION: The final map and improvement agreement for the Tienda Place, Unit No. 1, development were approved by Council on October 17, 2001. The tentative map conditions for that project set forth in Resolution P.C. 99-23 adopted by the Planning Commission on June 23, 1999, required that the developer install street improvements (street paving only) and extend public utilities in the Tienda Drive alignment through the adjacent properties to the west, APN 031-040-35 and 031-040-36 (formerly combined as APN 031-040-09) and 031-040-16, as shown on Exhibit A. The resolution further states that the developer shall pay one-half of the street pavement improvement costs. The resolution is silent as to payment for the remaining one-half of the street pavement improvements, but the minutes for the Planning Commission meeting indicated that City Council approval would be sought for reimbursement to the developer by the City for those costs.

During the course of construction for the Tienda Place development, the developer acquired an interest in the most westerly parcel (APN 031-040-16) along the Tienda Drive alignment and elected to install full street frontage improvements, including curb, gutter and sidewalk, along that parcel as part of the Tienda Place development, as that is a normal development requirement. The installation of those improvements left only parcels APN 031-040-35 and 031-040-36 along the entire Tienda Drive alignment without curb-to-curb street improvements. In the interest of public safety and to provide for orderly development, on August 7, 2002, Council approved an addendum to the improvement agreement for the Tienda Place, Unit No. 1, subdivision that included reimbursement to the developer by the City for one-half the street pavement improvements, as well as the installation of curb and gutter improvements for parcels APN 031-040-35 and 031-040-36 in order to complete the street. The staff report indicated that staff would return to Council at a later date to establish a benefit area to recover the cost of those improvements.

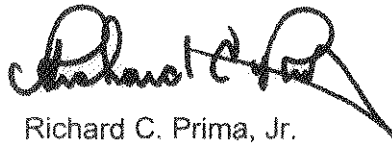
In conformance with LMC Section 16.40, staff recommends that Council set a public hearing to establish an area of benefit and reimbursable costs to recover the cost of street improvements on Tienda Drive fronting parcels APN 301-040-35 and 031-040-36 that benefit from those improvements. The reimbursable costs are shown on Exhibit B. Pursuant to Lodi Municipal Code Section 16.40.50.A.3, the

APPROVED:


James K. Dixon Flynn -- City Manager

reimbursable amounts will be adjusted annually in January to include an amount attributable to interest. The annual adjustment will be based on the change in the Engineering News Record 20 Cities Construction Cost Index from January 1 of the previous year. The Tienda Place developers have not elected to pursue reimbursement for costs incurred by them that benefit these parcels, since that was included in the arrangements made for the Tienda Place right-of-way.

FUNDING: Not applicable



Richard C. Prima, Jr.
Public Works Director

Prepared by: Sharon Welch, Senior Civil Engineer

RCP/SAW/pmf

Attachments

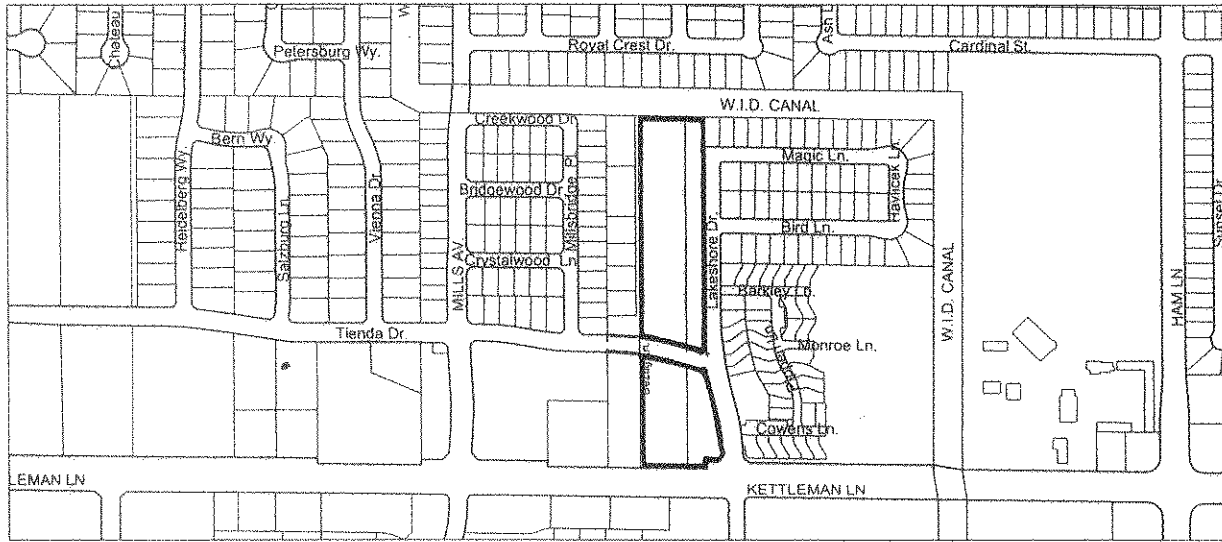
cc: Senior Civil Engineer -- Development Services
Tokay Development -- J. Jeffrey Kirst
R. Thomas Development -- Jane Thomas
George S. Nakamura
D & B Sasaki, Enterprises, Inc.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A



VICINITY MAP



APN: 031-040-35

APN: 031-040-36

APN: 031-040-16

DETAIL

N.T.S.



Developm: Tienda Drive Street Improvements
Engineer: Baumbach & Piazza

Date: 1/21/03

TOTAL COST OF TIENDA DRIVE IMPROVEMENTS FUNDED BY CITY						REIMBURSABLE COSTS			
						APN 031-040-35		APN 031-040-36	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Street System									
1	Roadway Excavation	222	CY	5.25	\$1,165.50	176	\$924.92 ⁽¹⁾	46	\$240.58 ⁽¹⁾
2	Compact Original Ground (0.50')	4,796	SF	0.10	479.60	3,806	380.60	990	99.00
3	Aggregate Base, Class II (0.50')	4,796	SF	0.75	3,597.00	3,806	2,854.50	990	742.50
4	Asphalt Concrete, Type B (0.35')	4,796	SF	1.35	6,474.60	3,806	5,138.10	990	1,336.50
5	Vertical Curb & Gutter Only	400	LF	16.00	6,400.00	310	4,960.00	90	1,440.00
6	Concrete Subgrade Compaction	1,000	SF	1.50	1,500.00	775	1,162.50	225	337.50
Subtotal Street System					\$19,616.70	\$15,420.62		\$4,196.08	
10% Engineering & Administration					1,961.67	1,542.06		419.61	
Total Street System					\$21,578.37	\$16,962.68		\$4,615.69	
Engineering Plan Check Fee (4.5%)					\$971.03	\$763.32		\$207.71	
Engineering Inspection Fee (2.5%)					539.46	424.07		115.39	
Reimbursement Application Fee					500.00	393.05 ⁽²⁾		106.95 ⁽²⁾	
Subtotal					\$2,010.49	Subtotal		Subtotal	
						\$1,580.44		\$430.05	
Total Reimbursable Costs:					\$23,588.86	Total		Total	
						\$18,543.11		\$5,045.74	
Total Reimbursable Costs (2003):						\$18,543.11		\$5,045.74	

⁽¹⁾ Roadway Excavation is prorated based on the Compact Original Ground quantities for each parcel.

⁽²⁾ The Reimbursement Application Fee is 1% of the reimbursable construction costs or \$500, whichever is more in accordance with LMC §16.40.040, Resolution No. 91-206.
The Reimbursement Application Fee has been prorated based on the Total Street System costs for each parcel.

CITY COUNCIL

SUSAN HITCHCOCK, Mayor
EMILY HOWARD
Mayor Pro Tempore
JOHN BECKMAN
LARRY D. HANSEN
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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January 30, 2003

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SUBJECT: Set Public Hearing for March 5, 2003, to Consider a Resolution Establishing
an Area of Benefit and Reimbursable Costs for Tienda Drive Improvements

Enclosed is a copy of background information on an item on the City Council agenda of
Wednesday, February 5, 2003. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch,
Senior Civil Engineer at (209) 333-6800, extension 2659.



for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

NCCSETPHTIENDADRAREAOFBENEFIT